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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO: PLANNING COMMISSION**

**FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

**DATE: JULY 13, 2006**

**SUBJECT: TIME EXTENSION FOR TRACT MAP**

**SUMMARY**

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

**RECOMMENDATION**

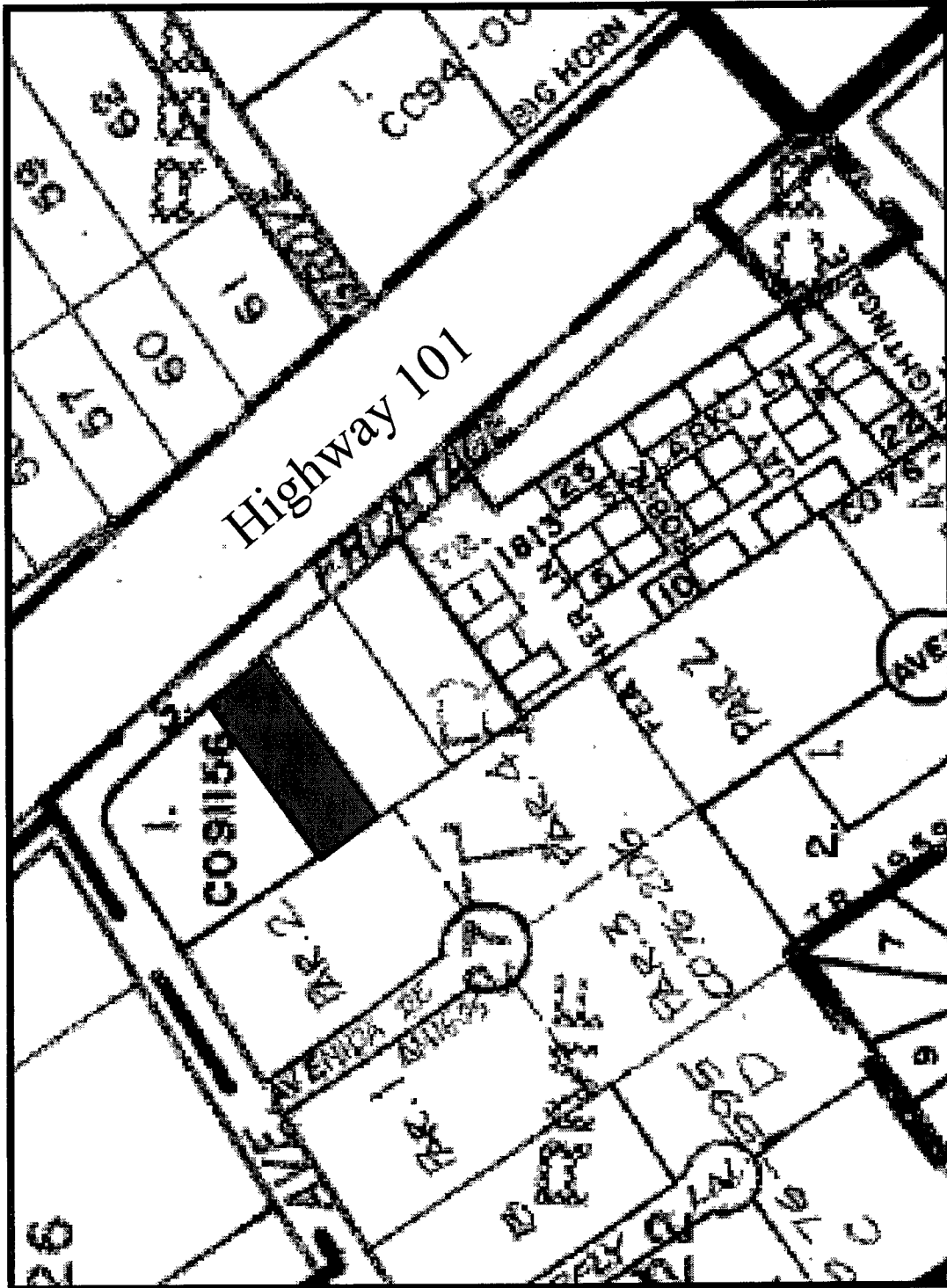
Staff recommends your Commission approve the time extension.

**DISCUSSION**

The following time extension is recommended for approval:

**TRACT 2513 (S030142U) 1st Time Extension Request from STEPHEN N. COOL AND CENTRAL CALIFORNIA INVESTMENTS** for a Vesting Tentative Tract Map and Conditional Use Permit to construct a planned development consisting of 7 single-family residences ranging in size from 1,148 to 1,285 square feet. In addition, seven parcels, ranging in size from 1,368 to 1,972 square feet are proposed with one parcel for common area totaling 6,460 square feet. The project is located on the southwest side of Highway 101 Frontage Road, in the Nipomo urban area in the South County (Inland) planning area and in the Residential Multi-Family land use category. APN: 092-381-025. Supervisorial District #4.

The tentative map was to expire on July 8, 2006. On May 24, 2006, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission the **1st one-year time extension** be granted to July 8, 2007, subject to the Resolution of the Planning Commission adopted July 8, 2004.

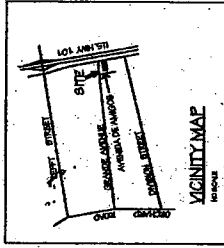


# Project

**Central CA Tract Map/CUP TR-2513**

# Exhibit

## Land Use Map



CHARTERED SURVEYOR  
I HEREBY CERTIFY THAT I HAVE  
APPROVED THIS MAP AND  
THE INFORMATION SHOWN  
HEREON FOR THE PURPOSES  
OF THE CITY OF SAN LUIS  
OBISPO AND THAT THE INFORMATION SHOWN  
HEREON IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

DATE: 12/10/02  
BY: [Signature]  
FOR: CENTRAL CALIFORNIA INVESTMENT  
1577 E. CAMINO REAL  
SAN LUIS OBISPO, CA 93405

#### LEGEND

- EXISTING CONTOUR
- PROPERTY LINE
- FENCE LINE
- BUILDING LINE
- EDGE OF PAVEMENT (EP)
- TOP OF PAVEMENT
- TOP OF CURB/TOP OF CONCRETE
- TOP OF WALL
- WATER METER
- WATER VALVE
- GAS METER
- ELECTRIC METER
- GAS PIPE
- ELECTRIC PIPE
- JOINT POLE
- POWER POLE
- FIRE HYDRANT
- SANITARY MANHOLE
- HOSE BOX
- POPE INLET
- WATER HEATER
- FINISHED FLOOR

OWNER:  
CENTRAL CALIFORNIA INVESTMENT  
1577 E. CAMINO REAL  
SAN LUIS OBISPO, CA 93405

PREPARED BY:  
PAUL  
CENTRAL CALIFORNIA INVESTMENT  
1577 E. CAMINO REAL  
SAN LUIS OBISPO, CA 93405

NOTE  
BEARINGS AND DISTANCES SHOWN ARE FROM A FIELD SURVEY  
PERFORMED ON 12/10/02.  
SURVEYING PERFORMED BY:  
AND ENGINEERING & SURVEYING  
(805) 481-1944

PROJECT BENCHMARK  
"15" IRON ROD  
TOP OF IRON ROD LOCATED ON E  
ELY SIDE OF FRONTAGE ROAD NEAR INTERSECTION OF FRONTAGE  
ROAD & GRANDE AVENUE  
ELEVATION = 871.25' (US C&G S)

SITE BENCHMARK  
TOP OF NAT. IRON ROD LOCATED AT THE NORTHEAST CORNER OF  
SITE.  
ELEVATION = 869.50' (US C&G S)

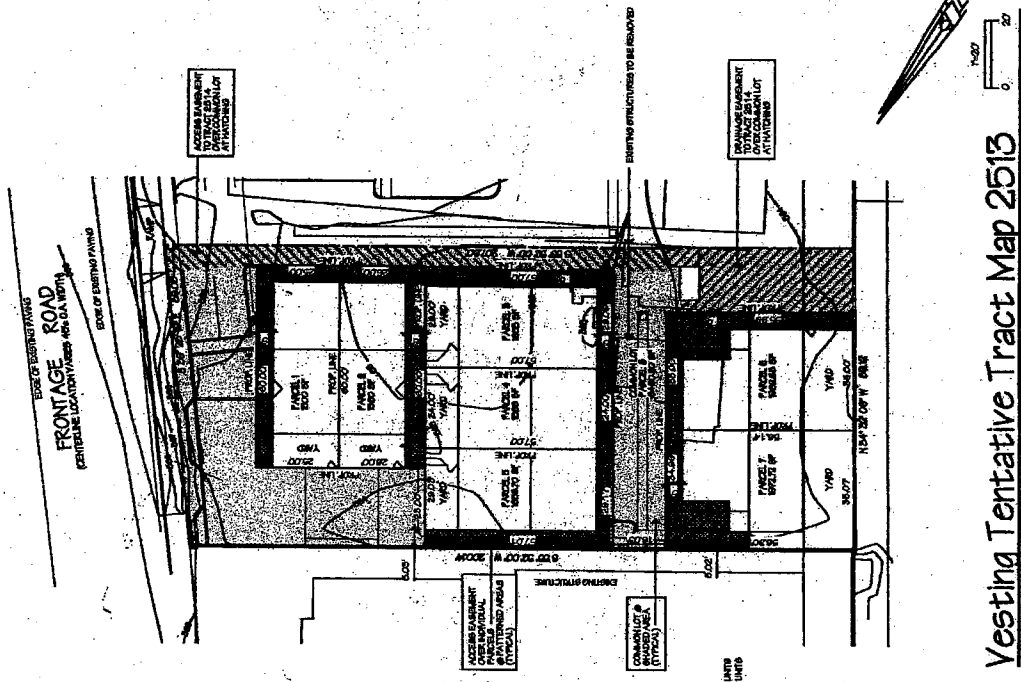
#### LOT DATA

A PORTION OF LOT 30 OF  
THE MESA GRANDE TRACT  
(A.M. 18)

A.P.N. 092-301-025

County of San Luis Obispo  
State of California

SURFACES - 1. RESIDENTIAL LOTS  
PROPOSED USE - 2. RESIDENTIAL LOTS



Vesting Tentative Tract Map 2513

Project

Central CA Tract Map/CUP TR-2513



Exhibit

Tentative Tract Map

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